

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3D/635 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$690,000

Median sale price

Median price \$547,500 Property Type Unit Suburb Melbourne

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

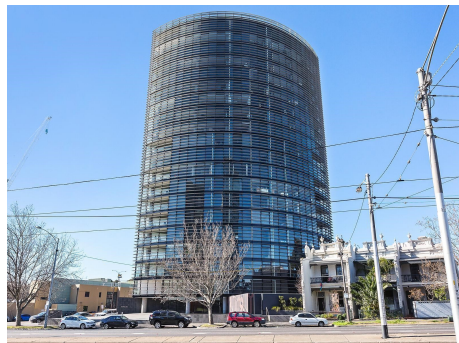
	Address of comparable property	Price	Date of sale
1	1/38 Fitzroy St ST KILDA 3182	\$706,000	19/12/2020
2	509/55 Queens Rd MELBOURNE 3004	\$705,000	05/10/2020
3	709/450 St Kilda Rd MELBOURNE 3004	\$702,500	18/12/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/02/2021 14:24



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

Year ending December 2020: \$547,500

Comparable Properties



1/38 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$706,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Apartment



509/55 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$705,000

Method: Sale

Date: 05/10/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



709/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 -

Price: \$702,500

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment

Land Size: 115 sqm approx